026.0	0006	0002.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,002,400	/	1,002,400
USE VALUE:	1,002,400	/	1,002,400
ASSESSED:	1,002,400	/	1,002,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42	-44	WALDO RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SOBIESKI KIMBERLY
Owner 2:	MC NALLY DAMIEN T
Owner 3:	
Street 1:	174 LOCKE HILL ROAD
Street 2:	
Twn/City:	WENDELL
St/Prov:	MA Cntry: Own Occ: N
Postal:	01379 Type:

PREVIOUS OWNER

Owner 1:	HADLEY ELEANOR/ETAL -
Owner 2:	HADLEY ALICE R -
Street 1:	42 WALDO RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .117 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1925, having primarily Wood Shingle Exterior and 2704 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5079.000	544,500		457,900	1,002,400
Total Card	0.117	544,500		457,900	1,002,400
Total Parcel	0.117	544,500		457,900	1,002,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 370.71 /Parcel: 370.71

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 026.0-0006-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	544,500	0	5,079.	457,900	1,002,400		Year end	12/23/2021
2021	104	FV	519,900	0	5,079.	457,900	977,800		Year End Roll	12/10/2020
2020	104	FV	520,100	0	5,079.	457,900	978,000	978,000	Year End Roll	12/18/2019
2019	104	FV	385,500	0	5,079.	486,500	872,000	872,000	Year End Roll	1/3/2019
2018	104	FV	385,500	0	5,079.	354,900	740,400	740,400	Year End Roll	12/20/2017
2017	104	FV	361,400	0	5,079.	309,100	670,500	670,500	Year End Roll	1/3/2017
2016	104	FV	361,400	0	5,079.	263,300	624,700	624,700	Year End	1/4/2016
2015	104	FV	322,200	0	5,079.	257,600	579,800	579,800	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HADLEY ELEANOR/	40507-438		8/10/2003		505,000	No	No		
HADLEY ELEANOR/	25554-437		8/9/1995		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/29/2005	206	Wood Dec	1,800					
5/14/2004	367	Dormers	40,000	C		G6	GR FY06	RIGHT SIDE

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2017	MEAS&NOTICE	HS	Hanne S
4/30/2009	Measured	163	PATRIOT
3/14/2004	Permit Visit	BR	B Rossignol
12/12/2003	MLS	HC	Helen Chinal
11/8/1999	Inspected	267	PATRIOT
10/1/1999	Mailer Sent		
10/1/1999	Measured	263	PATRIOT
8/11/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5079		Sq. Ft.	Site		0	80.	1.13	1									457,894						457,900	

USER DEFINED

User Acct	17902
GIS Ref	
GIS Ref	
Insp Date	07/21/17
!2179!	
Prior Id # 1:	17902
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
12/29/21	21:08:48

LAST REV

Date	Time
08/22/17	13:55:26
apro	

PAT ACCT. 2179

Total AC/HA:	0.11660	Total SF/SM:	5079	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	
Total:	457,894	Spl Credit		Total:	457,900				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.03831363
Const Adj.:	0.97515047
Adj $ / SQ:	182.252
Other Features:	112448
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	668939
Depreciation:	124423
Depreciated Total:	544516

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

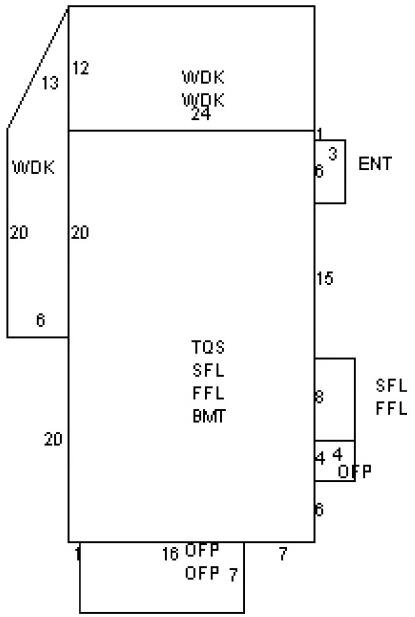
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	182.25
Special Features:	0	Val/Su Net:	117.00
Final Total:	544500	Val/Su SzAd	201.37

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	992	182.250	180,794
SFL	Second Floor	992	182.250	180,794
BMT	Basement	960	54.680	52,489
WDK	Deck	732	7.180	5,258
TQS	3/4 Story	720	182.250	131,222
OFP	Open Porch	240	22.790	5,471
ENT	ENTRY	18	25.740	463

	Net Sketched Area:	4,654		Total:	556,491
Size Ad	2704	Gross Area	4894	FinArea	2704

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

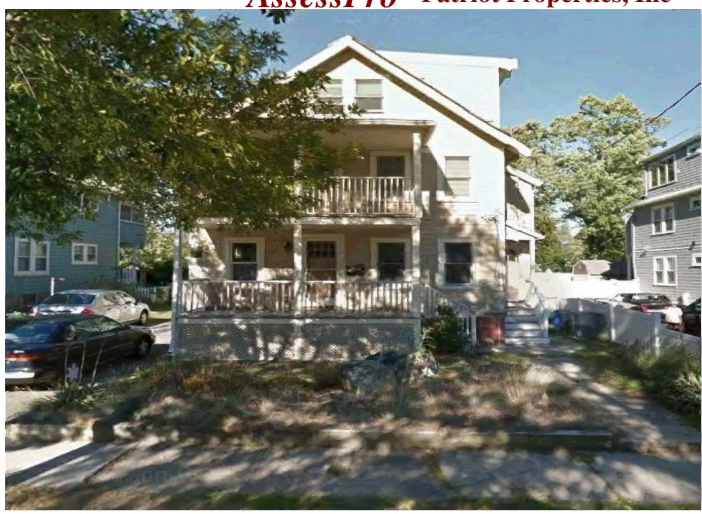
SPEC FEATURES/YARD ITEMS

PARCEL ID

026.0-0006-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	4x10	A	AV	2004	0.00	T	12	104						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc